

UNOFFICIAL COPY



PREPARED BY:

Albert, Whitehead, P.C.
10 North Dearborn
Suite 600
Chicago, Illinois 60602

Doc#: 1304422022 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 09:27 AM Pg: 1 of 4

RETURN AND MAIL TAX BILL TO:

West Pullman Redevelopment LLC
1000 E. 111th Street, 10th Floor
Chicago, Illinois 60628

891548 (5) 26240
891548 (5) 26240

SPECIAL WARRANTY DEED

GRANTOR, MPS COMMUNITY I, LLC, an Illinois limited liability company ("Grantor"), having its office at 120 South LaSalle Street, Suite 1850, Chicago, Illinois 60603, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **WEST PULLMAN REDEVELOPMENT LLC**, an Illinois limited liability company ("Grantee"), having its principal office at 1000 E. 111th Street, 10th Floor, Chicago, Illinois 60628, all interest in the real property situated in the County of COOK, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement, dated as of September 24, 2012 and recorded with the Cook County Recorder of Deeds on November 15, 2012 as Document Number 12332019002, which shall constitute covenants running with the land in favor of the City of Chicago and forming a part of the consideration for the conveyance of the subject premises.

This transaction is exempt under the provisions of Section 31-45, Paragraph (e) of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

Attorney for Grantor

REAL ESTATE TRANSFER 02/08/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

25-20-312-009-0000 | 20130201600817 | T7F7US

REAL ESTATE TRANSFER 02/08/2013



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

25-20-312-009-0000 | 20130201600817 | 175Z79

pecial Warranty Deed (11625).docx

Box 334

4
2013

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 9 IN BLOCK 13 IN FRE DERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 11625 S. Ada, Chicago, Illinois
PIN: 25-20-312-009-0000

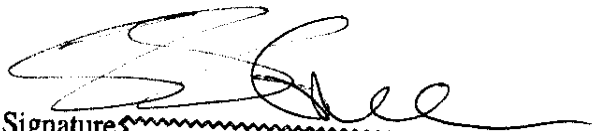
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 6, 2013

Signature: 
"OFFICIAL SEAL"
Grantor or Agent
Cheryl Ann Nutley
Notary Public, State of Illinois
My Commission Expires 9/10/2015

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 6, 2013

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

"OFFICIAL SEAL"
Cheryl Ann Nutley
Notary Public, State of Illinois
My Commission Expires 9/10/2015

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)